



## Apartment Complex for sale in El Rosario, Marbella

**1,500,000 €**

Reference: R4803130 Bedrooms: 6 Bathrooms: 4 Plot Size: 121m<sup>2</sup> Build Size: 702m<sup>2</sup>





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## Costa del Sol, El Rosario

**STRATEGIC INVESTMENT OPPORTUNITY:** Mixed-Use Asset in El Rosario, Marbella  
800m from the Beach | 702 sqm of Versatile Space | High Capital Appreciation

A rare opportunity to acquire a versatile freehold building in one of Marbella's most established residential and touristic enclaves. This asset is designed for savvy investors looking for triple cash-flow potential and a high-yield rehabilitation project.

### Business Units & Revenue Streams:

**GASTRO HUB (Ground Floor):** 200 sqm of interior space plus a 100 sqm private terrace. A premium location for high-turnover concepts such as a Wine Bar, Gastro-Brunch, or signature restaurant. In a market with high demand and low commercial supply, this space offers exceptional rental value.

**RESIDENTIAL / LUXURY COLIVING (First Floor):** Currently featuring 6 rooms, kitchen, and 2 bathrooms. This level is ideal for a high-end Co-living project or premium short-term rentals (subject to licensing). Marbella's sustained 75%+ occupancy rate ensures a robust residential yield post-renovation.

**WELLNESS OR BUSINESS CENTER (Semi-basement):** A large, open-plan space adaptable to current market trends. Perfect for a Boutique Gym, Wellness Studio, or Executive Coworking space, adding a third layer of passive income to the property.

### Investor Highlights:

**Prime Location:** El Rosario is a "Safe Haven" for capital, showing consistent year-on-year property value growth.

**Versatility:** The property allows for independent operation of each floor or a fully integrated Hospitality & Lifestyle concept.

**Value-Add Potential:** A solid structure ready for a renovation project that will significantly increase the total Asset Equity.

A unique asset for portfolios requiring prime location, significant square footage, and multiple exit strategies.

Private viewings and technical dossier available upon request.



## Features:

### Features

Covered Terrace  
Near Transport  
Storage Room  
Guest Apartment  
Bar  
Restaurant On Site  
Courtesy Bus  
Basement

### Views

Sea

### Furniture

Not Furnished

### Parking

Street  
More Than One

### Orientation

South

### Setting

Close To Sea  
Close To Shops  
Close To Schools

### Kitchen

Not Fitted

### Utilities

Electricity  
Drinkable Water  
Telephone  
Gas

### Climate Control

Air Conditioning

### Condition

Renovation Required  
Restoration Required

### Security

Alarm System

### Category

Holiday Homes  
Investment  
Beachfront  
Distressed